

Agenda Planning Commission

Thursday, April 19, 2018

5:30 p.m.

Council Chambers

Planning Commission Members

Chairman Troy Wesson, CAPZO

Vice Chair Stephen Brooks, CAPZO

Lewie L. Bates, CAPZO

Tim Cowles CAPZO

Cameron Grounds, CAPZO

Councilmember John Seifert, CAPZO

Cynthia McCollum, CAPZO

Mike Potter, CAPZO

Steven Ryder, CAPZO

***Please silence all cell phones, pagers and/or electronic devices for the duration of the meeting.
The Planning Commission welcomes you to the meeting.***

- I. Call to Order**
- II. Roll Call**
- III. Acceptance of the Agenda**
- IV. Minutes Approval – Approval of Minutes for March 22, 2018 Regular Meeting**
- V. Public Comments**
- VI. Public Hearings**

Master Plan Amendments

- 1. **[2040 Transportation Master Plan](#)** (MP 2018-003) to adopt an updated citywide transportation plan.
Applicant: City of Madison
[Staff Report](#)
- 2. **[West Side Master Plan Amendment](#)** (MP 2018-002) to change the place type from MRC (Mixed Residential Conversation) and PNA (Parks & Natural Area) to SSF (Suburban Single-Family) for 79 acres.
Location: North of Huntsville-Browns Ferry Road, East of Holladay Boulevard
Applicant: Focus Investments, LLC
Property Owner: Burgreen Farms Land Holdings, LLC
[Staff Report](#)

Annexations & Zoning Map Amendments

3. **[Zoning Map Amendment](#)** (ZMA 2018-005) to rezone 79 acres from AG (Agriculture District) to R2 (Medium Density Residential District)
Location: North of Huntsville-Browns Ferry Road, East of Holladay Boulevard
Applicant: Focus Investments, LLC
Property Owner: Burgence Farms Land Holdings, LLC
[Staff Report](#)
4. **Annexation** (ANN 2018-001)/**Zoning Map Amendment** (ZMA 2018-003) to annex 201 Patricia Drive and zone the property R2 (Medium Density Residential District) upon annexation.
Location: 210 Patricia Road (North of Old Madison Pike, West of Slaughter Road)
Applicant: Michael R. Dehmlow
Property Owner: Michael R. & Noelle Dehmlow
[Staff Report](#)
5. **Zoning Map Amendment** (ZMA 2018-006) to rezone 1.45 acres from M1 (Restricted Industrial District) to B3 (General Business District)
Location: Northeast corner of Madison Boulevard and Research Boulevard
Applicant: 2b Design Studio, LLC
Property Owner: Madison-West, Inc.
[Staff Report](#)
6. **Zoning Map Amendment** (ZMA 2018-004) to rezone 5.00 acres from M1 (Restricted Industrial District) to B3 (General Business District)
Location: South of Madison Boulevard at the terminus of Hughes Road
Applicant: GP Retail, LLC
Property Owner: Dr. James G. McMurray
[Staff Report](#)

Subdivisions

7. **[Nature's Trail Subdivision](#)** (LP 2018-001)
Layout Amendment to reduce the number of lots to 148 on 62.05 acres
Location: North of Powell Road, East of Bowers Road
Applicant/Property Owner: Smart Living, LLC
[Staff Report](#)
8. **[Nature's Trail, Phase 2](#)** (PP 2018-004)
Preliminary Plat/Construction Plans for 100 Lots on 40.41 acres
Location: North of Powell Road, East of Bowers Road
Applicant/Property Owner: Smart Living, LLC
[Staff Report](#)

9. [Brier Creek, Phase 2](#) (FP 2018-003)
Final Plat for 3 lots on 3.33 acres
Location: 871 Mill Road (Northwest corner of Mill Road and Mose Chapel Road)
Applicant: J.M. Phillips Engineering
Property Owner: Summit Properties, LLC
[Staff Report](#)
10. [Interstate Commercial Park, Phase 1](#) (FP 2018-002)
Final Plat for 4 commercial lots on 6.05 acres
Location: South of Madison Boulevard at the terminus of Lanier Road
Applicant: Croy Engineering, LCC
Property Owner: Nest Holdings, LLC
[Staff Report](#)
11. [Willow Creek, Phase 2](#) (FP 2018-004)
Final Plat for 22 lots on 26.68 acres
Location: South of Browns Ferry Road, West of Shiloh Creek Drive
Applicant/Property Owner: Focus Investments, LLC
[Staff Report](#)
12. [Greenbrier Hill, Phase 1-B](#) (CP 2018-004)
Certified Plat for 2 lots on 0.43 acres
Location: 4 Tubman Drive & 6 Tubman Drive (South of Tubman Drive, East of Faulkner Road).
Applicant: Madison Land Resources
Property Owner: Madison Land Resources, Lara & Patrick Reid
[Staff Report](#)

(Public Hearing Closed)

VII. Site Plans

13. [Candlewood Suites](#) (SP 2018-009)
Site Plan for an 81 room hotel on 2.79 acres
Location: North of Spenryn Drive, East of Sullivan Street)
Applicant/Property Owner: Nishant Meraiya
[Staff Report](#)

VIII. Location, Character & Extent

14. [Huntsville Utilities Substation](#) (LCE 2018-001)
Site Plan for an Electrical Substation on 0.93 acres
Location: North of Kyser Boulevard, West of Sullivan Street
Applicant: OMI
Property Owner: City of Madison
[Staff Report](#)

IX. New Business

X. Adjournment